

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, December 13, 2006

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and acceptance of October 2006 meeting minutes.

Public Meeting

Minor Subdivision

Carrs Lane

Applicant: Jennifer Hagopian and M.P.D.R. Construction, Inc.
Location: 20 Carrs Lane
Assessor's Plat: 261
Lot(s): 71
Zoning District: Residential A-7
Land Area: 16,005 square feet
Number of lots: 2
Engineer: Boyer Associates, Inc.
Ward: 8

The applicant is requesting Preliminary approval to subdivide one lot with an existing dwelling to create two lots, one lot with an existing dwelling and one new lot for development in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance.

- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:
- 5) That the proposed development possesses adequate and permanent access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant Preliminary approval with Final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) That the applicant shall provide a final development plan which shall include a footprint and location of the proposed dwelling and driveway, all existing and proposed utilities within the city right-of-way and servicing both the existing and proposed dwellings, provisions for containing storm-water runoff on site, location of existing trees along the westerly and southerly property line of proposed lot “B” and a tree protection detail for those trees that are to be preserved during construction.
- 2) Final approval from the Warwick and West Warwick Sewer Authorities.

Public Meeting

Minor Subdivision

Greenwood Gardens Section II

Applicant:	Bridgeview Construction
Location:	199 Spooner Avenue and Pamela Circle
Assessor’s Plat:	269
Lot:	94
Zoning District:	Residential A-10
Land Area:	28,205 square feet
Number of lots:	2
Engineer:	Ocean State Planners, Inc.
Ward:	8

The applicant is requesting Preliminary approval to subdivide one lot with an existing dwelling to create two lots, one lot with an existing dwelling and one new lot for development in a Residential A-10 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- 5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant Preliminary approval with Final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) That the final plan shall include all existing and proposed utilities within the City right-of-way along Spooner Avenue and Pamela Circle and servicing both the existing and proposed dwellings.
- 2) Final approval from the Warwick Sewer Authority.

Public Informational Meeting

Major Land Development Project

Residences at Ives Bluff

Applicant:	Ives Bluff LLC.
Location:	Old Forge Road
Assessor’s Plat:	209
Lot(s):	1 & 6
Zoning District:	Planned District Residential (PDR) A-10/A-40
Land Area:	15.5 Acres
Number of lots:	2
Engineer:	S.F.M. Engineering Associates
Ward:	9

The applicant is requesting Master Plan approval of a Major Land Development Project to

subdivide two lots to create two new lots; one lot for the development of eight new single-family residential structures and one lot to be purchased by the City of Warwick as Open Space in accordance with City Council Zone Change PCO-7-06.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations,

- 1) Generally consistent with the Comprehensive Community Plan.
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- 5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

Planning Department recommendation is to grant Master Plan approval with the following stipulations:

- 1) That the hydrologic report shall be revised and updated to reflect the current development proposal.
- 2) That a water connection plan including a meter pit detail, tapping sleeve and valve details, separate curb stops and dual back flow devices for each building shall be approved by the Warwick Water Division prior to Preliminary approval.
- 3) That the proposed in-ground swimming pool and associated ten car parking area shall be eliminated from the development in that they were not contained in the original development proposal and are not in keeping with the character of the surrounding area.
- 4) That engineering details of all proposed retaining walls and cut and fill conditions shall be provided as part of the Preliminary Plan submission.
- 5) That a landscape plan prepared by a Rhode Island Licensed Landscape Architect which shall include provisions for tree preservation, a tree drip line protection detail, street trees and parking lot landscaping shall be approved by the City’s Landscape Project

Coordinator prior to preliminary approval.

- 6) That all State of Rhode Island permits including Coastal Resources Management Council (CRMC), Department of Environmental Management ISDS, Water Quality Certification and UIC (if necessary) shall be renewed and updated prior to preliminary approval.
- 7) That the Planning Department strongly recommends that proposed buildings 6, 7 & 8 which are located within the AE-15 Flood Zone be relocated to higher elevations in order to eliminate the need for fill within the coastal zone.

Public Hearing

Major Land Development Project for Reconsideration

Inskip/Mini Cooper Car Dealership

Applicant:	Inskip Management Co.
Location:	1515 Bald Hill Road
Assessor's Plat:	249
Lot(s):	3
Zoning District:	GB, General Business
Land Area:	889,189 square feet
Number of lots:	1
Engineer:	Pare Engineering
Ward:	8

The applicant is requesting Preliminary approval of a Major Land Development Project to construct a new 8,830 square foot auto dealership within the existing auto dealership complex and to increase the size of an existing car wash facility on a lot with less than required off-street parking, less than required landscaping and relief from the required loading spaces.

The applicant previously appeared before the Planning Board on August 9, 2006 requesting Preliminary approval and failed to receive the requisite number of votes to constitute approval. The applicant appealed to the decision to the Warwick Zoning Board of Appeal (Petition #9403) and the Zoning Board voted unanimously to sustain the appeal and referred the application back to the Warwick Planning Board for reconsideration.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.

- 2) In compliance with the standards and provisions of the City's Zoning Ordinance having received a Zoning Board of Review approval (Petition #9262) to have a lot with less than required parking, loading spaces, landscaping, and landscape buffer.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- 5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant Preliminary approval with Final approval to be through the Administrative Officer upon compliance with the following stipulations:

1. That the Final plan shall include a landscape plan designed and stamped by a Rhode Island Registered Landscape Architect and approved by the Warwick Landscape Project Coordinator.
2. That striping shall be installed along Inskip Way at the Bald Hill Road intersection prior to issuance of Certificate of Occupancy, as recommended in the traffic impact statement prepared by Pare Engineering Corporation, dated February 24, 2006, to improve vehicle flow.
3. That all previous stipulations, restrictions, and conditions imposed by the Planning Board and Zoning Board of Review shall remain in effect on the property including:
 - a. That the developer shall contribute a fee-in-lieu of landscaping to be determined by the City's Landscape Project Coordinator for the City of Warwick Tree Planting Program to remediate the elimination of trees on the interior of the parking lot, prior to the issuance of a Certificate of Occupancy.
 - b. That the developer shall locate overhead doors and direct lighting away from the western most property line.
 - c. That the owner or its agents shall be prohibited from utilizing an outdoor loud speaker system.
 - d. That the owner or its agents shall be prohibited from repairing and/or detailing vehicles outside.
 - e. That there shall be no unloading of vehicles to the westerly side of the so called Infinity building.

Public Hearing

Major Subdivision

100 Meadow Street

Applicant: Michael C. Kent Irrevocable Trust and John Allen & Sons, Inc.
Location: 100 Meadow St
Assessor's Plat: 244
Lot(s): 230 & 232
Zoning District: Light Industrial
Land Area: 86,467 square feet
Number of lots: 2
Engineer: Waterman Engineering Co.
Ward: 7

The applicant is requesting Preliminary approval to subdivide two lots and create one lot with two buildings having less than the required side and rear setbacks, less than the required parking and landscaping and one lot with one building having less than the required rear setbacks, parking and landscaping in a Light Industrial Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance; having received Zoning Board of Review approval (Petition #9342) to create two lots, one lot with two buildings having less than the required side and rear setbacks, less than the required parking and landscaping and one lot with one building having less than the required rear setbacks, parking and landscaping.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- 5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant Preliminary approval with Final approval to be through the Administrative Officer upon compliance with the following stipulation:

- 1) That the Final plan shall depict all existing and proposed utilities including, but not limited to, sewer, water, electric, gas, and storm sewer (drainage) within the City right of way along Meadow Street and upon and across the subject lots in order to insure that no easements shall be required as a result of the subdivision.

Public Hearing

Major Land Development Project

Blomberg Subdivision

Applicant:	Karen Blomberg, Donna Morris and Jason Sirois
Location:	6 Langley Street
Assessor's Plat:	360
Lot(s):	480 - 483
Zoning District:	Residential A-7
Land Area:	21,360 square feet
Number of lots:	3
Engineer:	Armand Desvoyaux, PLS
Ward:	6

The applicant is requesting Preliminary approval of a Major Subdivision to subdivide four lots and create three lots, two lots with existing residences and one new lot for development with less than the required frontage and lot width in a Residential A-7 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Consistent with the Comprehensive Community Plan.
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance having received Zoning Board of Review approval (Petition #9370) to have a lot with less than the required frontage and lot width.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to

pertinent regulations and building standards would be impracticable.

- 5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant Preliminary approval with Final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) That the Final Plan shall include all existing and proposed utilities within the City right-of-way along Langley Street and Horse Neck Road and servicing both the existing and proposed dwellings, shall depict the structure on abutting lot 968 and shall include a notation that the site contractor must obtain a City of Warwick Physical Alteration Permit (PAP) for any work performed within the city right-of-way.
- 2) That the proposed grading shall be in such a manner that no additional storm-water runoff shall be directed onto abutting properties including the City right-of-way and that the lowest floor, including basement, of the proposed dwelling shall be at least 3-feet above the maximum high ground water elevation.
- 3) That all existing and proposed dwellings shall be connected to the Warwick Sewer System.
- 4) That all Sewer Assessments shall be paid in full prior to recording.
- 5) That the existing oak tree located at the corner of Horse Neck Road shall be preserved during construction.

Public Informational Meeting

Major Subdivision

Lorden Plat

Applicant: Daniel & Anne Lorden and Frank Miale
Location: 80 Balsam Street
Assessor's Plat: 307
Lot(s): 76 & 77
Zoning District: Residential A-10
Land Area: 10,000 square feet
Number of lots: 2
Engineer: Ocean State Planners, Inc.
Ward: 1

The applicants are requesting Master Plan approval of a Major Subdivision to subdivide two merged lots to create two non-conforming lots with less than the required frontage, lot width and area, one lot having an existing dwelling with less than the required front and side yard setback and one new lot for development in a Residential A-10 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations; and:

- 1) Generally consistent with the Comprehensive Community Plan. Of the nineteen (19) residentially developed lots within the 200' radius area, thirteen (13) or approximately (68%) are undersized non-conforming lots ranging from 5,000 square feet to 9,000 square feet. The majority of which (10 lots) are in the 5,000 square foot to 7,000 square foot range.
- 2) Not in compliance with the standards and provisions of the City's Zoning Ordinance; therefore, requiring Zoning Board of Review approval to create two non-conforming lots with less than the required frontage, lot width and area, one lot having an existing dwelling with less than the required front and side yard setback and one new lot for development.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- 5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

Planning Department recommendation is to grant Master Plan approval with the following stipulations:

- 1) That the applicant shall receive Zoning Board of Review approval to create two non-conforming lots with less than the required frontage, lot width and area, one lot having an existing dwelling with less than the required front and side yard setback and one new lot for development.
- 2) That the Preliminary Plan shall include a landscape plan which depicts the existing mature pine trees located along the southern and western property lines of lot 77 and designates those trees that are to be preserved during construction.
- 3) That both properties shall be connected to the Warwick Sewer System when it becomes available.

Public Meeting

Request for an Extension

Centerville Commons

Applicant: Old Forge Properties LLC.
Location: 171, 181 & 203 Centerville Road and Calef Street
Assessor's Plat: 246
Lot(s): 247, 250, 251 & 257
Zoning District: Office to Planned District Residential A-7
Land Area: 4.28 acres
Number of lots: 4
Engineer: Ocean State Planners, Inc.
Ward: 8

The applicant is requesting a Master Plan approval extension of the "Centerville Commons" decision to merge four lots and to allow for the development of 38-unit residential condominium complex recorded on December 15, 2005.

The applicant is in the process of obtaining State of Rhode Island approvals including RIDOT and RIDEM permits.

Planning Department Findings

The Planning Department finds the following:

- 1) The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has

not changed substantially since the time of the original application as it would apply to this project.

- 2) The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.
- 3) The Zoning Map designation for the subdivision has not changed since the time of the original application.
- 4) No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.

Planning Department Recommendation

The Planning Department recommendation is to grant the requested extension to expire on December 13, 2007.

Administrative Subdivisions

Bazarnik Subdivision - Spofford Avenue
NEIT – Post Road

Plat: 288 Lots: 161 & 162

Plat: 344 Lots: 146, 149, 154, 155 & 156